



## Planning Commission Agenda June 20, 2023

5PM Work Session and 5:45 Regular Meeting

Location: Athens City Hall, Council Chambers, 200 Hobbs Street West, Athens, AL

*\* The Planning Commission Chair will now be available to sign documents on the 1st and 3rd Tuesday mornings of the month. Plan to have your signature-ready-documents to the Planning Office on and/or before these dates.*

### CALL TO ORDER

### ROLL CALL

### APPROVAL OF MINUTES

- Regular Meeting Minutes - May 16, 2023

### OLD BUSINESS .

- None.

### ITEMS WITHDRAWN FROM THIS MONTH'S AGENDA

- None.

### NEW BUSINESS

#### Preliminary Plat (1)

**1. Public Hearing.** Request of **MU, LLC** for **Preliminary Plat Approval** of **Minute Man Subdivision**, a major subdivision of +/- 67.5 acres into 241 lots, located directly west of Minuteman Drive and directly north of Sandefer Road East (Parcel # 44-10-04-17-4-000-001.000), zoned R-1-3 (High Density Single Family Residential).

- **Resolution.**

#### Minor Plat (1)

**2. Public Hearing.** Request of **Mick, LLC & Agri-Tractor, Inc.** for **Minor Plat Approval** of **Greenway Parks Addition Number 1**, a minor subdivision of +/- 4.3 acres into 2 lots, located directly east of US Highway 31 South and approximately 1,000' north of Forrest Street East (Parcel #s: 44-10-02-09-1-001-017.000 and 44-10-02-09-1-001-018.000), zoned B-2 (General Business District).

- **Resolution.**

#### Final Plats (2)

**3. Public Hearing.** Request of **Wade Gilchrist, Premium Properties, LLC** for **Final Plat Approval** of **Brookhill Landing, Phase 2B**, a major subdivision of +/- 19.7 acres into 59 lots, located west of US Highway 31 South, and approximately 800' south of Roy Long Road East, (Parcel #:



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44-10-08-28-0-000-008.000), zoned R-1-3 (High Density Single Family Residential District).

➤ **Resolution.**

**4. Public Hearing.** Request of Valor Communities, LLC for Final Plat Approval of **Liberty Subdivision, Phase 1**, a major subdivision of +/- 233.9 acres into 112 lots, located directly east of Cambridge Lane, and approximately 1,600' north of Newby Road, (Parcel #: 44-09-09-30-0-000-003.000), zoned R-1-3 (High Density Single Family Residential District).

➤ **Resolution.**

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### CITY OF ATHENS PLANNING COMMISSION

#### Public Hearing Procedures

- During the course of a Planning Commission Meeting whenever an application that requires a public hearing (zoning, re-zoning, conditional use, certain subdivisions of property, etc. . . .) appears on the Commission's agenda, the Chair will declare the same and introduce the application to the Commission and citizens who are in attendance.
- The Chair will proceed through each scheduled public hearing as follows:
  - Staff will provide an explanation of the case and a recommendation.
  - The applicant will be given an opportunity to address the commission and should limit their comments to **less than ten (10) minutes**.
  - When a public hearing is slated, the Chair will open the hearing for public input.
  - Members of the public, having been recognized, **will be allowed three (3) minutes** each to address the Commission (unless the Chairman/Chairwoman specifies otherwise).  
**NOTE:** Large groups may wish to, but are not required to, appoint a spokesperson for the group, in which case the Chair may grant the spokesperson additional time to speak.
    - Generally, those desiring to speak "for" the request will be allowed to speak first, followed by those desiring to speak "against" the request.
    - Persons wishing to speak should raise their hand to be recognized by the Chairman/Chairwoman. Once recognized, please stand and state your name and address.
    - Comments should be concise and limited to issues related to the request.
  - When the Chairman/Chairwoman believes that the Commission has received sufficient citizen input to decide on the application, the public hearing will be closed and the applicant and/or the Staff will be given an opportunity to address any issues brought out during public comment.
  - Chairman will then allow Commission members to make comments or ask questions of anyone present to clarify issues or provide additional information.
  - The Chairman will call for a motion and a second on the motion. Commission members may speak to the motion, any amendments, or points of parliamentary procedure.
  - If a motion is forthcoming, a voice vote will be taken. If the decision is not unanimous, then the Chairman will direct a roll call vote.
  - If a motion is NOT forthcoming, the request will be considered "Denied" for lack of a motion.

**PLEASE NOTE:** The above-procedure is provided to serve as a guideline for the conduct of public hearings. The chairman/chairwoman is not limited and/or constrained by this procedure and, under certain circumstances, may deem it necessary to deviate from this guideline.